



**Revised**

# **MEMPHIS CITY COUNCIL**

## **Committee Meeting Schedule**

### **Tuesday, October 20, 2020**

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**9:00 a.m. PERSONNEL COMMITTEE**  
(Chairman Carlisle)

1. Appointment – Memphis Alcohol Commission – Claudette Boyd
2. Appointment – Civilian Law Enforcement Review Board – Michael Lonesome-Entrye, Asia Diggs Meador
3. Appointment – Memphis and Shelby County Building Code Authority – Carlos Fifer, Meghan Medford

**9:30 a.m. ECONOMIC DEVELOPMENT, TECHNOLOGY & TOURISM COMMITTEE**  
(Chairman Ford, Sr.)

1. Resolution requiring MWBE reports on all fiscal-based requests seeking approval by the Memphis City Council. Sponsored by Councilwoman Michalyn Easter-Thomas.

**10:00 a.m. BUDGET COMMITTEE**  
(Chairman Jones)

1. A resolution to accept \$15,000,000.00 from the Tennessee Department of Environment and Conservation Clean Water State Revolving Loan fund, SRF 2021-451, for CIP project # SW05001, the City-wide sewer collection system assessment and rehabilitation program. **All Council Districts.** Sponsored by Administration.
2. Resolution regarding residency of applicants for the Council Emergency Relief Program (CERP) administered by the Office of Business Diversity & Compliance. Sponsored by Administration.
3. Resolution to amend the Fiscal year 2021 General Fund Budget in the amount of \$170,000.00 for the Family Safety Center. Sponsored by Councilman Carlisle.
4. A resolution appropriating \$2,863,363.56 of assigned fund balance for the purposes of meeting contractually obligated capital expenditures for improvements to FedEx Forum. Sponsored by Administration.

**10:30 a.m. PUBLIC SAFETY & HOMELAND SECURITY COMMITTEE**  
(Chairwoman Swearengen)

1. Presentation on 2020's increased murder rate. Requested by Councilman Morgan and Councilwoman Jamita Swearengen.

**11:15 a.m. MLGW COMMITTEE**  
(Chairman Morgan)

1. Resolution approving the 2021 Budget of Memphis Light, Gas and Water Division for operation and maintenance expenses and capital expenditures. Sponsored by Administration.

**12:00 p.m. BREAK**

1:00 p.m.     **PUBLIC WORKS, SOLID WASTE, TRANSPORTATION & GENERAL SERVICES COMMITTEE**  
(Chairman Smiley, Jr.)

1. A resolution to transfer and appropriate construction funds in the amount of \$1,616,303.00 to rehabilitate a flood control pump station on North Second Street near Marble Ave. funded by 95 % storm water revenue bonds and 5% Sewer Capital PAY-GO). **District 7, Super District 9.** Sponsored by the Administration.
2. A resolution to transfer and appropriate construction funds in the amount of \$80,403.00 to rehabilitate a flood control pump station North Second Street near Marble Ave. to be funded by 5% Sewer and 95% Storm Water Revenue Bonds). **District 7, Super District 9.** Sponsored by the Administration.
3. A resolution to remove the FY2021 Capital PAY GO funding source of \$30,000,000.00 and replace it with an allocation and appropriation of \$115,000,000.00 revenue bond Sewer Assessment and Rehab project # SW05001. **All Council Districts.** Sponsored by the Administration

1:45 p.m.     **PLANNING & ZONING COMMITTEE**  
(Chairman Colvett)

1. Z 20-08                      580 and 584 Belt Line Street
2. SUP 20-08                Belt Line Street, Boston Street, and Southern Avenue
3. SUP 20-11                3169 Kirby Parkway
4. SUP 20-12                2939 South Third Street and 2920 New Horn Lake Road
5. SAC 20-17                Pond Street and East McLemore Avenue

2:45 p.m.     **EXECUTIVE SESSION**  
(Chairwoman Robinson)

1. Presentation on The Tower project. Requested by Chairwoman Robinson.
2. A resolution encouraging all registered voters in the City of Memphis and Shelby County to vote in the 2020 General Election. Sponsored by Councilman Canale.

Note: Due to the Declarations of Emergency by the President of the United States, the Governor of Tennessee and the Mayor of Memphis as a result of the COVID-19 pandemic, the City Council Committee meetings and the 3:30 Regular Council meetings will be conducted by electronic means of communication for the duration of the emergency. Meetings are streamed on the Internet at [www.memphistn.gov/citycouncil](http://www.memphistn.gov/citycouncil) on YouTube at <https://www.youtube.com/channel/UCEHksoCPSsfZIPHX35d8aQg>

Official recording of the meeting will be available on the City Council website  
[https://www.memphistn.gov/government/city\\_council](https://www.memphistn.gov/government/city_council)



# MEMPHIS CITY COUNCIL

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# **369/371 NORTH MAIN ST. MIXED-USE TOWER PROJECT**

**By The Tower Group, LLC**



**REQUEST LETTER OF INTENT FOR FULL OWNERSHIP CONTROL AND DEVELOPMENT OF  
369 & 371 N. MAIN ST. LOTS, (CITY OF MEMPHIS PROPERTY)**

**Presented to  
THE CITY OF MEMPHIS**

September 24, 2020

Project Name: The Tower

Applicant/Project Owner: The Tower Group, LLC.

Chairwoman Patrice J. Robinson

Memphis City Council

125 N. Main Rm 546

Memphis, TN 38103

Dear Chairwoman Robinson,

It is our pleasure to submit this letter of intent to the Memphis City Council in pursuit of land ownership and related approvals for the redevelopment of the 369 & 371 North Main St. property in the City of Memphis "Pinch District". The property is currently owned by the City of Memphis.

The Tower Group Project will include one (1), 30-45 story interconnected mixed-use building. It will center on a subterranean interior parking structure that will serve public, residential and commercial tenants. Included in the project will be approximately eighty five (85) independently owned condominiums, "The Beckford" chic style hotel with approximately 20,000 square feet of ground-floor commercial space that includes high tech sky conference rooms, roof top lounge and a state of the art public interior tourist lobby/plaza. As applicants we are requesting land control for rezoning of restrictions with a use permit to accommodate the heights needed for residential square footage and commercial uses as appropriate.

Our tower high rise building project will be engineered and designed by HOK architectural firm. Their Miami office will serve as lead. The project lead; Senior Architect Kennieth Richardson is a native Memphian who currently resides in Miami. Kennieth has previously designed, coordinated, and built 40% of the modern towers in downtown Miami, FL. HOK hails as the largest architectural firm in the world and is known as one of the most experienced firms for construction of high-rise buildings. Kennieth and HOK are excited to come home to Memphis. Their thorough research has given them an in-depth understanding of the dynamics and challenges of Memphis land. The preliminary feasibility study of the land resulted in the firm's approving the site land logistics for the construction of a thin, high rise tower building on the N. Main lots.

The Tower Group request the full development approval through a signed Letter of Intent by the City of Memphis to purchase and develop 369 and 371 North Main St.

## The Tower Project & Development Scope

### Project Layout

The North Main St. frontage of the commercial space project will house the luxury Beckford hotel. It will consist of 7-10 floors of hotel rooms above. The Tower building frontage will be primarily hotel entrance with the condominiums entrance on Overton Ave. There will be a commercial component that wraps around from N. Main and Overton. The parking structure will have three underground subterranean levels with 3-4 above ground structures hidden within the facade of the building. There will be distinguished designs between the hotel and residential entrance and retail business.

### Hotel Information:

The Beckford Hotel is our luxury hotel brand for the Tower High Rise building project.



Residents and visitors alike will be drawn to the project by the glass tower anchoring the city and river view as well as the skyline of the tower. Locals and tourist will be encouraged to explore the commercial and public spaces by the unobstructed glazed building and architectural accent lighting. Entry to the hotel facility along N. Main St. will be harmonious but yet strikingly distinguishable from the commercial and condominium entries.

All views will offer the hotel and residents easy access to amenities while maintaining privacy and security. The structure will truly enhance the Pinch District and its current plannings, as well as the surrounding neighborhood. The sense of community and interaction at the street level is further enhanced by the exterior entrances to some of the commercial properties along N. Main Street. The residential, commercial, and public spaces will be adjoined by an interior parking structure accessed from Overton St. Commercial tenants and their customers will benefit from plentiful parking within the tower structure.

### Project Objectives and Benefits:

The Project will benefit the City of Memphis in the following ways:

- Increase annual real estate taxes generated by this property.
- New luxury Five (5) star tower hotel with 65 plus generated jobs.
- 20,000 sq. ft. of new commercial space for N. Main & Overton St.
- Accumulation of a number of living wage employment opportunities to the area.

- New and unique housing alternative to this section of N. Main St.
- High-end and desirable lifestyle and community amenities.
- Live-work relationship with the surrounding area and the Pinch District.
- Provide the community with a new hotel and residences who will work and shop in the area.

The Tower Project will invigorate the Pinch District and remain within the city's current planning dynamics. We will also provide additional housing diversity that complements the eclectic make-up of the area. The project will create both construction and long-term employment opportunities. This development will also encourage use of multi-modal transportation options and activate the streetscape and river side area.

Estimated Project Construction Cost: Approximately \$180,000,000

Number of Construction & Full-time Equivalent Jobs Created (300 construction jobs);  
The Hotel (55 full time employees). Including (65 plus jobs in other retail spaces).

The Tower Project Lead Architect's:

HOK is a global design architectural engineering and planning firm. They lead 1,600 employees that collaborate across a network of twenty-four (24) offices on three continents. HOK designs buildings and spaces that respond to the needs of people and the environment. Our designers are rooted in technical excellence driven by imagination and focused on a solitary goal to deliver living solutions that inspire clients and communities. HOK architects are more than ready to design an iconic structure.

Financial Investment Capital

The project will have financial by local and national investment team:

- Grand Point Realty Investments
- Crown Funding
- Compass Capital Financial and Investment Firm
- EB5 Funding
- The Tower Group, LLC

Hotel Branding: The Beckford Hotel Group

General Contractor: Under vetting by TTG & HOK Architect's

Public Subsidy Requested: TBA

Project Construction Schedule

Estimated to commence on or before October 2021, with a completion approximately 30 months after commencement.



### Project Team

This is a sole effort by The Tower Group, LLC with Grandpoint Realty Group, LLC. Grand Point has been involved in representing in excess of \$200 million in equity investment projects totaling over \$1 billion.

### Team Developers:

The Tower Group, LLC. is the leading development and consulting firm, providing multi-disciplinary services to private ventures and land development. Our comprehensive services include land development as well as hotel and commercial construction.

### The Tower Group Team:

- Bill McCrary, Principal Coordinator / Developer / Construction Management



- Kennieth Richardson, Principal Architect / HOK Senior Architect, Miami Office



- Reginald Fentress, Principal Member/ Development & MBE Coordinator



- *Craig Dandridge, Principal Member & Development Coordinator*



- *Kevin Bruce, Esq., Principal Member & Contract Development*

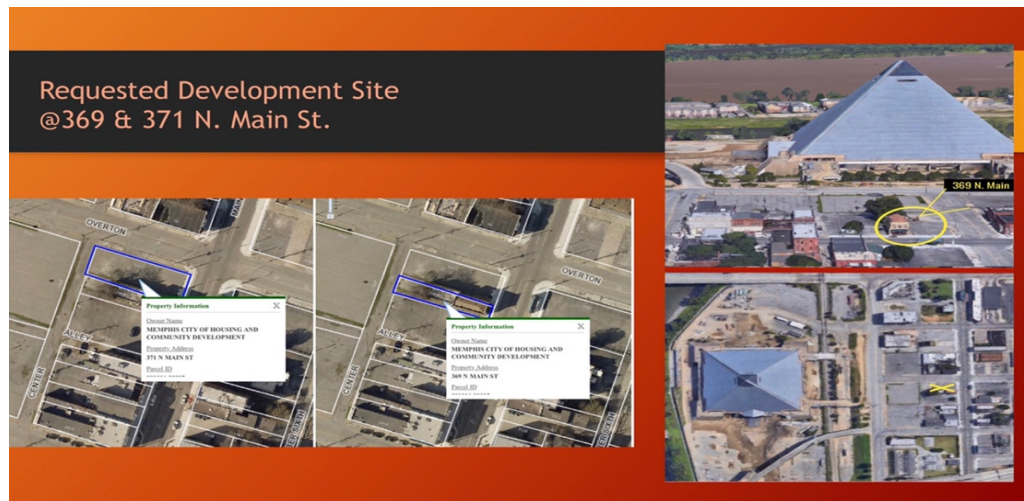


- *Darryll Cobbins, Principal Member, Commercial Realtor & Development / MBE*



- *Nash Hassen, Principal Member / Commercial Realtor & Development*





### 369 & 371 Lots Review & Project Summary:

Entering into a Letter of Intent with the City of Memphis for the 369 and 371 N. Main properties will lead to our goal of receiving a purchase agreement with the city. The Letter of Intent (LOI) moves our proposed project into another phase of development. If granted the opportunity to obtain the lots it will enable our team to reach our goals in providing numerous living wage jobs with annual incomes ranging from \$35,000 - \$180,000. The Tower overall project will provide 65-125 total living wage jobs for the local community. We anticipate creating a strong tax base of spending dollars from hotel revenues, property from condominium sales, along with revenue gains from anticipated businesses owners.

Chairwoman Robinson, we thank you and the entire City Council in advance for your time, attention, and consideration. Please consider this correspondence as the formal request that The Tower Group receives a Letter of Intent (LOI) from the City of Memphis and negotiate for full purchase and control of the 369 & 371 N. Main lots for our proposed and respected development.

Thank you,

Bill McCrary  
Principal Developer / TTG

CC:

City Council Members:

Rhoda Logan

Frank Colvette, Jr

Jamita Swearengen

Worth Morgan

Edmond Ford Sn.

Michalyn Easter-Thomas

JB Smiley, Jr.

Cheyenne Johnson

Martavious Jones

Chase Carlisle

J. Ford Canale

Dr. Jeff Warren

\*Attachments

Contact Information

William McCrary

The Tower Group, LLC

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Memphis, TN 38111

731-293-3955

billmccddehc@gmail.com

## **A RESOLUTION ENCOURAGING ALL REGISTERED VOTERS IN THE CITY OF MEMPHIS AND SHELBY COUNTY TO VOTE IN THE 2020 GENERAL ELECTION**

WHEREAS, voting is a civic duty and one of the most important responsibilities we have as an United States citizen and Memphian; and

WHEREAS, the 2020 General Election is scheduled for Tuesday, November 2, 2020; and

WHEREAS, early, in person voting started on Wednesday, October 14, 2020 at 26 locations in Shelby County and the last day to early, in-person vote is October 29; and

WHEREAS, the Shelby County Election Commission logged 26,839 votes on the first day of voting, setting a historical new record for turnout on the first day of early voting compared to previous election years; and

WHEREAS, during this unprecedented times, in the course of the COVID-19 pandemic, the Shelby County Election Commission has put in safeguards to protect all citizens and make them feel safer; and

WHEREAS, to ensure safety measures at each poll site, there are social distancing stickers on the floor, everyone is required to wear a mask, and there is plexiglass between the voters and poll workers; and

WHEREAS, the Memphis City Council encourages all registered voters in the City of Memphis and Shelby County to get out and vote in the 2020 General Election; and

NOW, THEREFORE BE IT RESOLVED that all citizens maintain social distancing and take the appropriate safety precautions while making your voice heard and casting your vote.

Sponsor:  
Ford Canale

Chairwoman:  
Patrice Robinson

**Resolution to amend the Fiscal year 2021 General Fund Budget in the amount of \$170,000.00 for the Family Safety Center**

WHEREAS, the Family Safety Center of Memphis and Shelby County is a non-profit organization that serves the hurting families who are caught up in the trauma of domestic violence; and

WHEREAS, the Family Safety Center provides assistance to victims and help in navigating through the many services available, and advocates to reduce incidents of domestic violence by strengthening families in Memphis and Shelby County; and

WHEREAS, the domestic violence cases reported in Memphis have increased as a result of the COVID-19 pandemic, and this year MPD has responded to more than 921 such calls; and

WHEREAS, it is the responsibility of the Memphis City Council to ensure the safety and welfare of all citizens and for that reason, funds are normally provided to support the Family Safety Center to continue their efforts in assisting those who are impacted by domestic violence; and

WHEREAS, the Family Safety Center requested a \$350,000.00 grant allocation through the Memphis City Council Grant Program and was approved to receive \$180,000.00, which is \$170,000.00 short of their total funding request; and

WHEREAS, by granting the Family Safety Center with their full request, we will continue to help assist all citizens in need of the available resources and services; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2021 General Fund Budget be and is hereby amended in accordance with Tennessee Constitution Article 2 § 24, TCA § 9-1-116, Municipal Budget Law of 1982, in the amount of \$170,000.00 for the Family Safety Center as granted by the City Council; and

BE IT FURTHER RESOLVED that there be and is hereby appropriated the total sum of \$170,000.00 chargeable to the FY21 General Fund Operating Budget as City Council Grants funded by the unassigned fund balance as deemed appropriate by the closing of the fiscal year 2021 transactional operations.

Sponsor:

Chase Carlisle

Chairwoman:

Patrice Robinson



## Memphis City Council Summary Sheet

**1. Description of the Item (Resolution, Ordinance, etc.)**

Resolution appropriating \$2,863,363.56 of assigned fund balance for the purposes of meeting contractually obligated capital expenditures for improvements to FedExForum. **Council District 6.**

**2. Initiating Party (e.g., Public Works; at request of City Council; etc.)**

Executive and Finance

**3. State whether this is a change to an existing ordinance or resolution, if applicable.**

N/A

**4. State whether this requires a new contract, or amends an existing contract, if applicable.**

N/A

**5. State whether this requires an expenditure of funds/requires a budget amendment.**

This resolution authorizes fund balance from the general fund to be transferred to the Sports Authority Capital Improvement fund to pay for capital improvements to the FedEx Forum.



***A resolution appropriating \$2,863,363.56 of assigned fund balance for the purposes of meeting contractually obligated capital expenditures for improvements to FedExForum***

**WHEREAS**, Section 8 of the Memphis Arena Use and Operating Agreement between Memphis Basketball, LLC and the City of Memphis and Shelby County states that the City and County shall be responsible for all capital repairs relating to the arena complex;

**WHEREAS**, the Memphis-Shelby County Sports Authority has approved recent capital improvements to the arena and has presented to the City in 2020 two reimbursement requests to the Sports Authority's Capital Improvement Reserve Fund: \$858,838.60 in January 2020, and \$2,004,524.96 in May 2020. These costs are largely associated with new lighting, a new electrical distribution system, and a replacement of the roof membrane;

**WHEREAS**, the City and County have reviewed and agreed to said improvements, and;

**NOW, THEREFORE, BE IT RESOLVED** that the Memphis City Council appropriates \$2,863,363.56 to be transferred from the General Fund to the Sports Authority Capital Improvement Reserve Fund for this reimbursement to pay for capital expenditures.